

CHAMPAIGN COUNTY ZONING BOARD OF APPEALS NOTICE OF REGULAR MEETING

Date: **September 27, 2018**
Time: **6:30 P.M.**
Place: **Lyle Shields Meeting Room**
Brookens Administrative Center
1776 E. Washington Street
Urbana, IL 61802

*Note: NO ENTRANCE TO BUILDING
FROM WASHINGTON STREET PARKING
LOT AFTER 4:30 PM.
Use Northeast parking lot via Lierman Ave.
and enter building through Northeast
door.*

*If you require special accommodations please notify the Department of Planning & Zoning at
(217) 384-3708*

EVERYONE MUST SIGN THE ATTENDANCE SHEET – ANYONE GIVING TESTIMONY MUST SIGN THE WITNESS FORM

AGENDA

1. Call to Order
2. Roll Call and Declaration of Quorum
3. Correspondence
4. Approval of Minutes
5. Continued Public Hearings

*Note: The full ZBA packet is now available
on-line at: www.co.champaign.il.us.*

TIME CHANGE: 6:30 P.M.

LOCATION: LYLE SHIELDS MEETING ROOM

***Case 894-S-17** Petitioner: **Community Power Group, LLC, via agent Michael Borkowski, Owner of
Community Power Group**

Request: **Authorize a Community PV Solar Farm with a total nameplate capacity of 2 megawatts (MW), including access roads and wiring, in the AG-1 Agriculture Zoning District, and including the following waivers of standard conditions:**

Part A: A waiver for a distance of 725 feet in lieu of one-half mile (2,640 feet) between a municipal boundary and a PV SOLAR FARM, per Section 6.1.5 B. (2) of the Zoning Ordinance.

Part B: A waiver for a separation of 350 feet in lieu of the minimum required 500 feet between substations and transmission lines of greater than 34.5 kVA to adjacent dwellings and residential districts, per Section 6.1.5 D. (5) of the Zoning Ordinance.

Part C: A waiver for a separation distance of 250 feet in lieu of 275 feet between a PV SOLAR FARM electrical inverter and the PV SOLAR FARM perimeter fence, per Section 6.1.5 D. (6) of the Zoning Ordinance.

Other waivers may be necessary.

Location: **Part of a 57.84-acre tract in the West Half of the Northeast Quarter of Section 12 of Township 19 North, Range 10 East of the Third Principal Meridian in St. Joseph Township, and commonly known as the property just north of the St. Joseph Sportsman Club.**

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***Case 897-S-18** Petitioner: **Community Power Group, LLC, via agent Michael Borkowski, Owner of Community Power Group**

Request: **Authorize a Community PV Solar Farm with a total nameplate capacity of 2 megawatts (MW), including access roads and wiring, in the AG-1 Agriculture Zoning District, and including the following waivers of standard conditions:**
Part A: A waiver for a separation of 165 feet in lieu of the minimum required 240 feet between the PV Solar Farm and non-participating properties 10 acres or less in area, per Section 6.1.5 D. (3) a. of the Zoning Ordinance.
Part B: A waiver for a separation distance of 30 feet in lieu of 275 feet between a PV SOLAR FARM electrical inverter and the PV SOLAR FARM perimeter fence, per Section 6.1.5 D. (6) of the Zoning Ordinance.

Other waivers may be necessary.

Location: **Part of a 36.77-acre tract in the West Half of the North Half of the Northwest Quarter of Section 20 of Township 22 North, Range 9 East of the Third Principal Meridian in Ludlow Township, and commonly known as the farmland adjacent to the electric substation on the southeast corner of the intersection of CR 3300N and CR 1300E.**

6. New Public Hearings

***Case 915-V-19** Petitioner: **Mark and Paul Meharry**

Request: **Authorize a variance for the addition of 0.57 acre to an existing 2.96-acre lot, for a total of 3.53 acres in area, in lieu of the maximum allowed 3 acres for lots with soils that are best prime farmland, per Section 5.3 of the Champaign County Zoning Ordinance.**

Location: **A 2.96-acre lot plus part of a 317.04-acres tract of land located in the Northeast Quarter of Section 20, Township 18 North, Range 9 East of the Third Principal Meridian in Philo Township, with an address of 1385 CR 900N, Tolono.**

***Case 917-S-18** Petitioner: **Tim Culver, d.b.a. Classic Plumbing Systems**

Request: **Authorize a Contractor's Facility with or without Outdoor Storage and Outdoor Operations as a Special Use in the AG-2 Agriculture Zoning District.**

Location: **A 7-acre tract in the West Half of the Northeast Quarter of the Northeast Quarter of Section 10, Township 20 North, Range 7 East of the Third Principal Meridian in Mahomet Township with an address of 2278 CR 350E, Mahomet.**

7. Staff Report

8. Other Business

A. Review of Docket

B. Meeting schedule and meeting times for community solar farm hearings

9. Audience Participation with respect to matters other than cases pending before the Board

10. Adjournment

*** Administrative Hearing. Cross Examination allowed.**